

Table III-7a									
One Year Pro Forma									
(No Sales Delay, Retention Fund, or Payment Deposit)									
Scenario 1: Proceeds Enhanced by 40%						Year 1			
						% of Acq. Value	Amount (\$000s)		
I. Deal Assumptions & Cash Flows									
A. Property Delivered @ Acq. Value (000s)									110000
									2,142,857
B. DRMS Baseline Net Proceeds						1.40%			30,000
1. DRMS Baseline Gross Proceeds						2.00%		42,857	
2. DRMS Baseline Expenses [30% of DRMS Baseline Gross Proceeds]						0.60%		-12,857	
						1			
C. Bid Percentage and Purchase Price						1.40%			30,000
D. Purchaser Net Proceeds						2.35%			50,357
1. Purchaser Gross Proceeds [140% of DRMS Baseline Gross Proceeds]						2.80%		60,000	
2. Purchaser Expenses [75% of DRMS Baseline Expenses]						75%	0.45%	-9,643	
II. Recap of Payments & Distributions									
A. Contractor Net Cashflows									4,071
1. Purchase Account Funding = 20% of Purchase Price								-6,000	
2. Distributions = 20% of Net Proceeds								10,071	
B. DRMS Net Cashflows									46,286
1. Payments upon Delivery [20% of Purchase Price]								6,000	
2. Distributions = 80% of Net Proceeds								40,286	
III. Reconciliation									
DRMS Net Cashflow									46,286
+ Contractor Net Cashflow									4,071
= Total Net Proceeds									50,357